



**Rowe  
& Co.**

**2 Warwick Close, Chandler's Ford**

Eastleigh

In Excess of **£300,000**

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& Co.**



## 2 Warwick Close

Chandler's Ford, Eastleigh

Offered to the market with no onward chain, this well-positioned two-bedroom semi-detached home occupies a generous corner plot within the ever-popular Valley Park development. The accommodation comprises a welcoming lounge/dining room, a kitchen/breakfast room, conservatory, two bedrooms and a family bathroom. The property also offers excellent potential for further improvement and extension, subject to the necessary planning permissions. Externally, the property benefits from a large driveway providing ample off-road parking, together with a good-sized rear garden

### Location

Chandler's Ford remains one of Hampshire's most desirable residential locations, renowned for its excellent schooling, superb connectivity and abundance of local amenities. The area offers a wide selection of independent shops, restaurants, traditional inns and leisure facilities, including the nearby Chilworth Golf Club. The property falls within catchment for highly regarded schools, including Thornden and Toynbee secondary schools, alongside a selection of esteemed independent schools. Winchester and Southampton are both easily accessible, approximately 15 and 17 minutes away respectively, providing an extensive range of shopping, cultural and leisure facilities. Excellent transport links include convenient access to the M3 and M27, whilst nearby railway stations offer direct services to Winchester, Southampton and London Waterloo.

Council Tax band: B

Tenure: Freehold



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Chandler's Ford, Eastleigh

### Inside

Upon entering the property, you are welcomed into a spacious lounge featuring a front-aspect window and stairs rising to the first floor. A further door leads into the kitchen/breakfast room, which is fitted with a range of wall and base-level units, incorporating cupboards and drawers for ample storage.

From the kitchen, a further door opens into a bright conservatory, offering pleasant views over the rear garden. To the first floor, there are two well-proportioned bedrooms, both served by a family bathroom.

### Outside

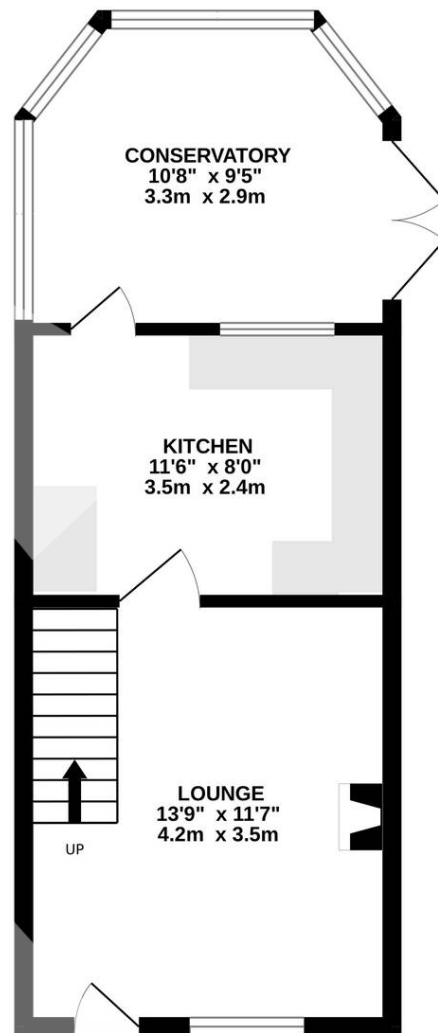
To the front of the property is a large driveway providing ample parking for multiple vehicles, with gated pedestrian access leading to the rear garden.

The established rear garden backs onto local woodland and features a seating area, with the remainder mainly laid to lawn and complemented by a variety of mature trees, plants and shrubbery.

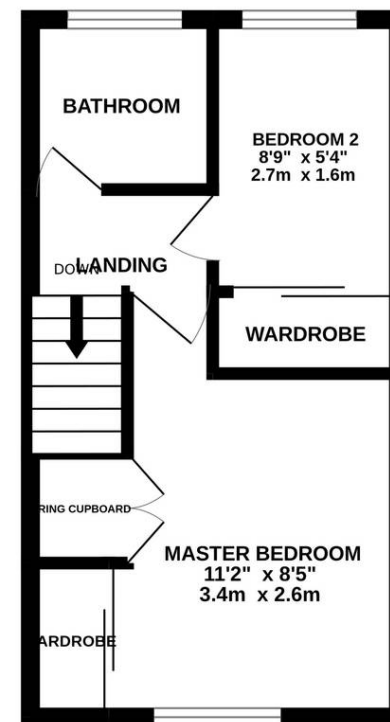
- No Forward Chain
- Large Corner Plot
- Driveway
- Two Bedrooms
- Conservatory



GROUND FLOOR



1ST FLOOR



 96 Winchester Road,  
Chandlers Ford,  
SO53 2GJ

 02381 102221

 [chandlersford@rowehomes.co.uk](mailto:chandlersford@rowehomes.co.uk)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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